WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2011.

Notary Public

MY COMMISSION EXPIRES: 11/30/14

(AFFIX SEAL)

LUCINDA CARTER NOTARY PUBLIC STATE OF TENNESSEE DeKALB COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Moffitt	Laura Moffitt	03000019500
(NAME)	(NAME)	
1615 Barrywood Circle W.	1615 Barrywood Circle W.	
(ADDRESS)	(ADDRESS)	
Clarksville, Tennessee 37042	Clarksville, Tennessee, 37042	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Thomas L. Anderson and Ronald C. Smith and wife, Jeanie Johnson, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Laura Moffitt and husband, William Moffitt, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I
BEGINNING at a point in the centerline of Bear Hollow Road, the same being the southeast corner of a 10 acre tract heretofore conveyed to Dennis W. Waide; thence with Waide's east line, North 3 deg. 50 min. 04 sec. East 1329.74 feet to an iron pin; thence South 87 deg. 26 min. 16 sec. East 324.97 feet to an iron pin; thence South 3 deg. 50 min. 04 sec. West 1349.30 feet to a point in the centerline of said road; thence with the centerline of said Road around a curve having a radius of 786.20 feet, 69.29 feet and North 83 deg. 27 mi. 04 sec. West 255.91 feet to the beginning, containing 10 acres more or less, according to a survey of Randolph Chapdelaine, Number 1444, dated March 6, 1985.

Being part of the same property conveyed to Thomas L. Anderson and Ronald C. Smith, by deed of record in Instrument No. 20090911-0085017, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

Jeanie Johnson joins in this conveyance, with the consent of the grantor spouse, for the purpose of waiving homestead and/or other marital rights that may be granted to a spouse by law in the property.

unimproved ☒

This is improved ☐ property, known as 3728 Bear Hollow Rd., Joelton, TN 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110017812 DEEDWARR
Recvd: 03/28/11 10:14 2 pgs
Fees:13.00 Taxes:221.63
20110328-0023538

Witness our hands this 24th day of March, 2011.

Jeanie Johnson

Thomas L. Anderson

Ronald C. Smith

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas L. Anderson and Ronald C. Smith and Jeanie Johnson with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24th day of March, 2011.

Commission expires:

Notary Public

Kasey Rutherford
Notary Public
State of Tennessee
My Comm. Exp.
Davidson County